

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waltham

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	13	6	- 53.8%	229	214	- 6.6%
Closed Sales	21	14	- 33.3%	227	218	- 4.0%
Median Sales Price*	\$775,000	\$813,500	+ 5.0%	\$810,000	\$900,000	+ 11.1%
Inventory of Homes for Sale	16	16	0.0%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	28	44	+ 57.1%	31	31	0.0%
Percent of Original List Price Received*	98.4%	95.2%	- 3.3%	101.1%	101.3%	+ 0.2%
New Listings	8	2	- 75.0%	259	249	- 3.9%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

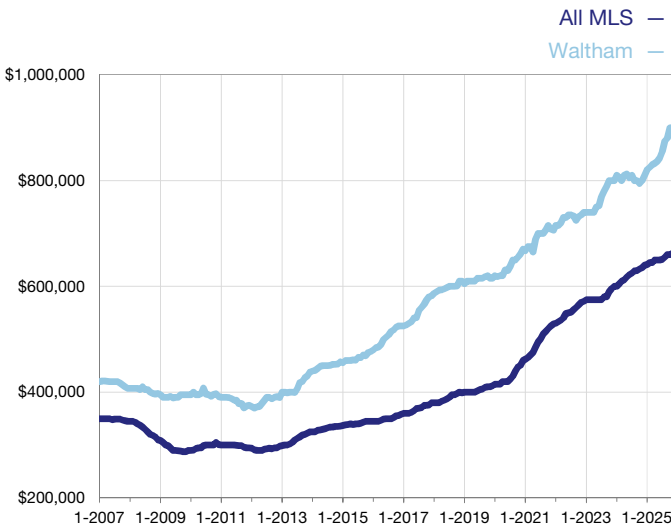
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	12	11	- 8.3%	183	191	+ 4.4%
Closed Sales	17	14	- 17.6%	182	191	+ 4.9%
Median Sales Price*	\$701,526	\$584,950	- 16.6%	\$706,000	\$627,500	- 11.1%
Inventory of Homes for Sale	15	14	- 6.7%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	29	35	+ 20.7%	27	31	+ 14.8%
Percent of Original List Price Received*	100.4%	98.3%	- 2.1%	101.0%	99.5%	- 1.5%
New Listings	9	4	- 55.6%	204	221	+ 8.3%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

